037.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	475,600 / 475,600
					USE VALUE:	475,600 / 475,600
					ASSESSED:	475,600 / 475,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D`URBANO JOSEPH J/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	68 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DURBANO JOSEPH -
Owner 2:	-
Street 1:	68 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,375 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4375.000	158,100		317,500	475,600
Total Card	0.100	158,100		317,500	475,600
Total Parcel	0.100	158,100		317,500	475,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.60 | /Parcel: 475.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 25074

GIS Ref

GIS Ref

Insp Date 12/01/18

!3070!

PREVIOUS ASSESSMENT

Parcel ID 037.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	158,100	0	4,375.	317,500	475,600	475,600	Year End Roll	12/18/2019
2019	101	FV	144,800	0	4,375.	287,800	432,600	432,600	Year End Roll	1/3/2019
2018	101	FV	144,800	0	4,375.	272,900	417,700	417,700	Year End Roll	12/20/2017
2017	101	FV	144,800	0	4,375.	238,100	382,900	382,900	Year End Roll	1/3/2017
2016	101	FV	144,800	0	4,375.	203,400	348,200	348,200	Year End	1/4/2016
2015	101	FV	144,100	0	4,375.	188,500	332,600	332,600	Year End Roll	12/11/2014
2014	101	FV	144,100	0	4,375.	156,300	300,400	300,400	Year End Roll	12/16/2013
2013	101	FV	144,100	0	4,375.	148,800	292,900	292,900		12/13/2012

PRINT

Date	Time
12/10/20	18:23:26

LAST REV

Date	Time
04/07/20	14:17:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURBANO JOSEPH	64353-104		10/10/2014	Convenience	1	No	No		
	10068-46		6/29/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2010	2188	Manual	3,800					INSULATION/WEATHER
1/6/1997	7	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
3/1/2000	Mailer Sent		
2/28/2000	Measured	263	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4375		Sq. Ft.	Site		0	64.	1.13	3			Med. Tr	-10					317,520						317,500	

Total AC/HA: 0.10044 | Total SF/SM: 4375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 317,520 | Spl Credit | Total: 317,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98941088
Adj $ / SQ:	126.892
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	229123
Depreciation:	71028
Depreciated Total:	158095

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

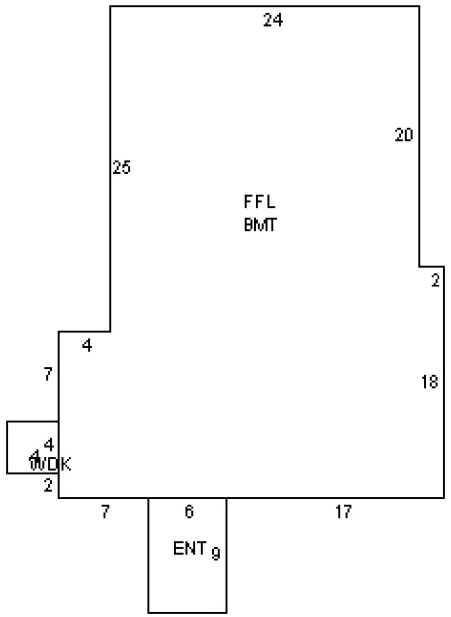
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	126.89
Special Features:	0	Val/Su Net:	76.38
Final Total:	158100	Val/Su SzAd	158.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,000	38.070	38,068
FFL	First Floor	1,000	126.890	126,892
ENT	ENTRY	54	26.120	1,411
WDK	Deck	16	15.830	253
	Net Sketched Area:	2,070	Total:	166,624
Size Ad	1000	Gross Are	2070	FinArea 1000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: